



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA  
Chief Executive Officer

March 18, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF FLORENCE AND LOS ANGELES  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

7314 Mace Place, Los Angeles, California 90002  
6003 Compton Avenue, Florence, California 90001

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 7314 Mace Place, Los Angeles, California 90002**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 21, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by April 21, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated.
3. The wood members are damaged or decayed.
4. The exterior walls of the rear structure are leaning.
5. The exterior wall covering is lacking.
6. Doors and windows are lacking.
7. The roof covering over the rear structure is lacking.
8. The roof supports are lacking.
9. The floor and flooring in the rear structure are lacking.
10. The interior walls and wall covering in the rear structure are lacking.
11. The ceiling joists in the rear structure are lacking.
12. The rear structure is nonconforming.
13. The required heating appliance in the rear structure is lacking.
14. Electrical supply wires in the rear structure are unsafe.
15. Electrical wiring in the rear structure is lacking.
16. Fixtures and receptacle outlets in the rear structure are inadequate.
17. The rear structure lacks hot and cold running water to the required plumbing fixtures.
18. The water heater in the rear structure is lacking.
19. The dwelling lacks the required plumbing fixtures.

20. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.
21. The premises contain overgrown vegetation, trash, and debris.

**ADDRESS: 6003 Compton Avenue, Florence, California 90001**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 21, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that the structure(s) be maintained secured, and (c) that by April 21, 2008, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. The accessory building (parking structure) has been fire damaged.
4. The parking structure is nonconforming.
5. The parking structure is dilapidated and apparently abandoned and should be demolished.
6. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, trash, junk, and debris.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a long horizontal flourish.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW  
RP:ICP:pc

c: County Counsel